



THE STORY OF
5 Scarfield Lane
Emneth, Norfolk

SOWERBYS



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5 Scarfield Lane

Emneth, Norfolk
PE14 0DX

Four Bedroom Detached Home

Approximately 1,747 Sq. Ft. of Versatile
Living Accommodation

Open-Plan Kitchen/Dining/Family Room

Separate Sitting Room and Office/Games Room

En-Suite, Family Bathroom
and Ground Floor WC

Utility Room and Integral Garage

Ample Driveway Parking

Enclosed Rear Garden

Solar PV and Underfloor Heating to Ground Floor

Vendors Found

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Set along a quiet lane with little passing traffic, this beautifully presented four-bedroom detached home offers approximately 1,747 sq. ft. of thoughtfully designed accommodation, combining generous proportions, versatile living spaces and a seamless connection with the garden.

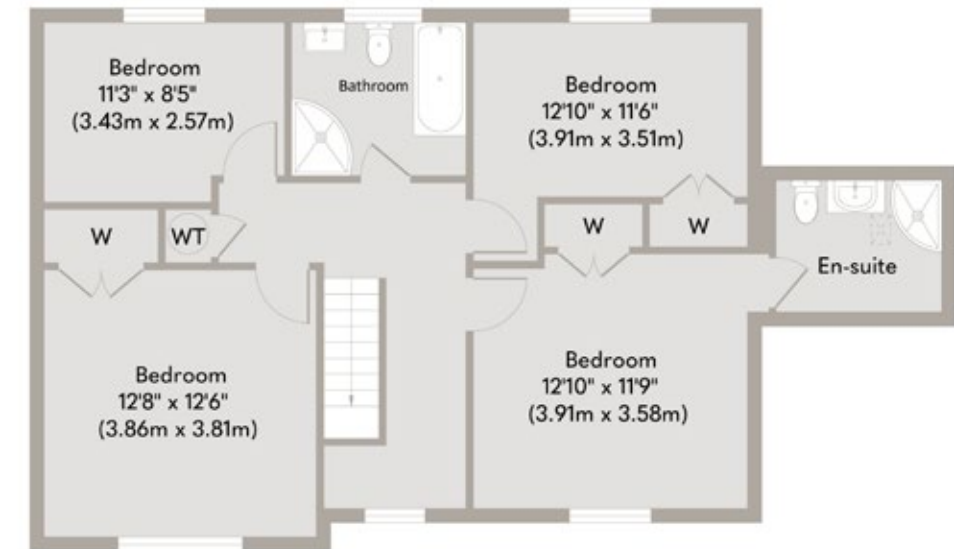
At the heart of the home is the impressive open-plan kitchen, dining and family room - a superb space designed for modern family life. The contemporary kitchen features sleek cabinetry and a central island, while the dining area provides plenty of room for entertaining. Beyond, the light-filled family room enjoys an expansive roof light, glazed doors opening to the garden and a wood-burning stove, creating a warm and welcoming atmosphere throughout the seasons.

Whether preparing breakfast at the island, helping with homework at the table or opening the doors for children to play outside, this space adapts effortlessly to everyday life. A separate sitting room offers a quieter retreat, while a dedicated office or games room provides flexibility for home working, hobbies or family use. A utility room and ground-floor WC complete the practical layout, which also benefits from underfloor heating.

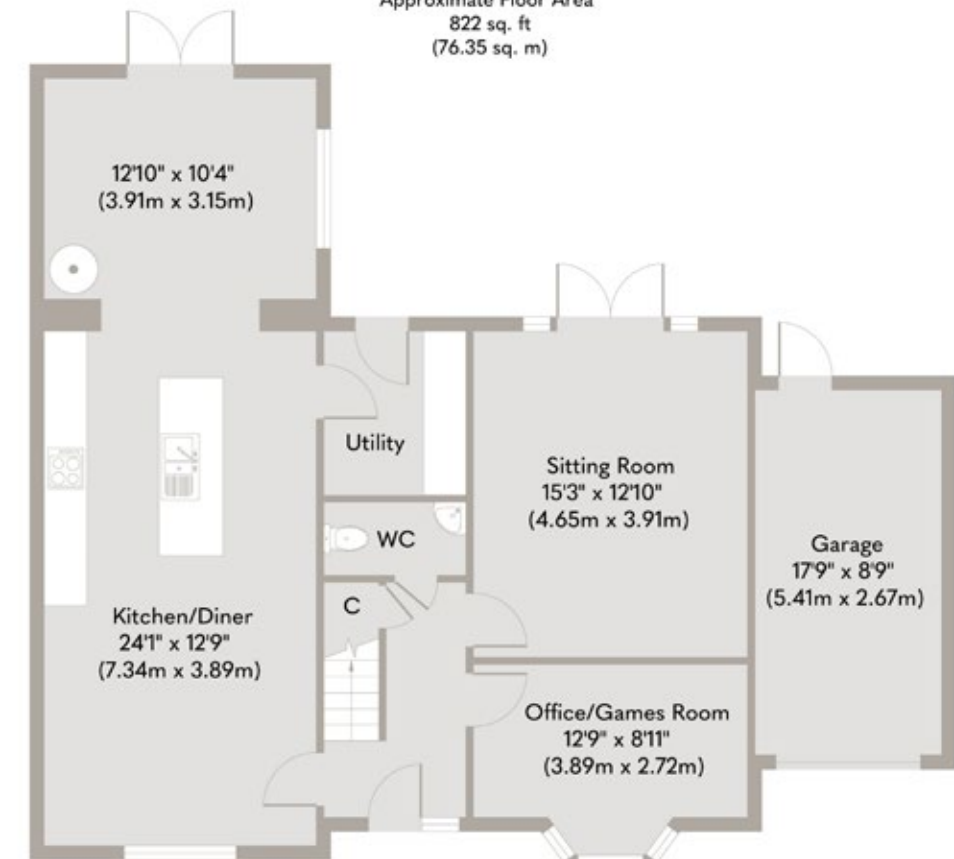
Upstairs are four well-proportioned bedrooms, served by an en-suite and a separate family bathroom. Built-in storage to most bedrooms helps maintain a calm, uncluttered feel, while the balanced layout comfortably accommodates both family and guests.

Outside, the gravelled frontage provides ample off-road parking and access to the garage, while a characterful covered entrance creates an inviting first impression. The enclosed rear garden features a paved seating area, lawn and timber playhouse, all framed by mature trees to provide space for dining, relaxing and play.





First Floor
Approximate Floor Area
822 sq. ft
(76.35 sq. m)



Ground Floor
Approximate Floor Area
925 sq. ft
(85.90 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Emneth

RURAL VILLAGE ON THE
NORFOLK-CAMBRIDGESHIRE BORDER

Situated on the Norfolk–Cambridgeshire border, Emneth is a popular village offering a wonderful balance of rural living and everyday convenience. Surrounded by the open landscapes of the Fens, it has a welcoming community and provides a village shop, traditional pub, primary school, church and recreational facilities, while also falling within the catchment area for Marshland High School.

Just four miles away, the historic Georgian market town of Wisbech offers an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants, a theatre, leisure centre and the Horsefair Shopping Centre. The town's twice-weekly market, attractive Georgian architecture and riverside setting add to its appeal, while attractions such as the National Trust's Peckover House and Gardens and the expansive Wisbech Park provide plenty of opportunities for leisure and recreation.

King's Lynn, approximately 12 miles away, offers direct rail services to Cambridge and London King's Cross, while the A47 provides convenient road links across the region. With the Norfolk coastline, Thetford Forest and the Norfolk Broads all within easy reach, Emneth is ideally placed to enjoy both peaceful village life and the wider attractions of Norfolk and beyond.



Note from the Vendor



“We love the kitchen/dining/garden room, it provides a great living space for the family to be together.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating and solar panels to property.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 8573-7339-4480-5920-9996

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///unguarded.suiting.survive

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SOWERBYS

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